

**NEW BUFFALO TOWNSHIP BOARD  
REGULAR MEETING  
November 17<sup>th</sup>, 2025, 4:00 P.M.  
17425 Red Arrow Hwy. New Buffalo, MI 49117  
Minutes**

Supervisor Heit called the meeting to order at 4:00 p.m.

**1. ROLL CALL & PLEDGE OF ALLEGIANCE**

Present: Anderson, Hannon, Heit, Iazzetto, Males

Not Present:

Pledge of Allegiance

**2. Wreaths Across America Presentation**

Board members heard a presentation from Mike Mumper on the Wreaths Across America initiative at Pine Grove Cemetery.

**3. ITEMS TOO LATE FOR PRINTED AGENDA**

- Add to Consent Agent:
  - Approve payment of Abonmarche invoice in the amount of \$9,749.75 for Tribute Plaza
  - Approve quote and payment to Custom Fence in the amount of \$2,400.00 for a fence at Glassman Park
  - Approve payment of invoice from The Edge in the amount of \$20,100.72 for IT services

**4. APPROVE AGENDA**

Iazzetto moved, Males supported, approving the agenda, as amended.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion      CARRIED

## **5. REPORTS**

Building  
Park  
Pine Grove Cemetery  
Galien River Sanitary District  
Fire  
Library  
LRSB  
Marina  
Pokagon Fund  
Police  
Code Enforcement

## **6. PUBLIC COMMENTS – Public Comments were heard by the Board.**

## **7. CONSENT AGENDA**

Iazzetto moved, Males supported, approving the following items on the consent agenda:

Minutes of the October 20<sup>th</sup> regular meeting, the October 20<sup>th</sup> closed session minutes and the October 23<sup>rd</sup> special meeting minutes  
Treasurer's Report  
Bills

1. General \$82,090.29
2. Public Safety Millage \$85,877.79
3. Park Millage \$356,314.52
4. Building \$9,485.89
5. LRSB Discretionary \$58,297.10
6. Sewer & Water \$377,443.70
7. Marina \$799.10
8. Payroll \$101,964.62
9. Trust & Agency \$452.00

Approve the 2025 stipends.

Approve the Utility Department annual stipends

Approve Hiring Peyton Swain as a Fire Cadet for the Fire Department

Approve the 2025-2026 GIS Support Agreement with Wightman & Associates in the amount of \$5,000

Approve a service agreement with Kalamazoo Mechanical for HVAC maintenance at the public safety building

Approve Michigan Municipal Clerks training for the Clerk in the amount of \$800.00 and Michigan Municipal Treasurers training for the Treasurer in the amount of \$599.00 plus meals, milage and lodging

Approve the amended Pool Fill Agreement

Approve payment of Abonmarche invoice in the amount of \$9,749.75 for Tribute Plaza

Approve quote and payment to Custom Fence in the amount of \$2,400.00 for a fence at Glassman Park

Approve payment of invoice from The Edge in the amount of \$20,100.72 for IT services

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

**8. NEW BUSINESS**

**a. Firearms Policy**

Heit moved, Hannon supported, adopting the Firearms Policy as presented.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

**b. AxMITax Resolution**

Iazzetto moved, Anderson supported, adopting Resolution 20251117a which states the township's opposition to the AxMITax initiative.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
Iazzetto	<u>Yes</u>
Males	<u>Yes</u>

Resolution      ADOPTED

**c. MDNRTF Grant Resolution**

Males moved, Heit supported, adopting Resolution 20251117b which accepts the terms of an agreement with the State of Michigan for a MDNR Trust Fund Grant application for phase 2 of the Marquette Greenway.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
Iazzetto	<u>Yes</u>
Males	<u>Yes</u>

Resolution      ADOPTED

**d. Budget Amendments**

Hannon moved, Iazzetto supported, approving the budget amendments as presented.

Motion              CARRIED

**e. Zoning Ordinance Amendment Planning Commission Review Request – Residential & Short-Term Rentals and Operational Requirements for Marihuana businesses**

Males moved, Hannon supported, recommending the Planning Commission consider amendments to the zoning ordinance to include residential and short-term rentals and to increase the hours provisioning centers and marihuana businesses may not be open to customers to 7:00 pm to 9:00 am.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
Iazzetto	<u>Yes</u>
Males	<u>Yes</u>

Motion CARRIED

**f. Tribute Plaza Payment Application #2 – BG Construction**

Heit moved, Males supported, approving payment application #2 in the amount of \$158,407.98 to BG Construction for the Tribute Plaza project.

Motion CARRIED

**g. American Electric Power Easements**

Hannon moved, Males supported, granting three easements to AEP on township properties on Clay Street for their power pole replacement project.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
Iazzetto	<u>Yes</u>
Males	<u>Yes</u>

Motion CARRIED

**h. Extraterritorial Fire Services Agreement**

Males moved, Heit supported, approving the agreement between the City of New Buffalo and New Buffalo Township to continue providing supplemental fire services to the city as well as the accompanying addendum through December 31, 2026.

Motion CARRIED

**i. Fire Extrication Equipment & Hose**

Heit moved, Iazzetto supported, approving a quote from Genesis in the amount of \$53,985 for extrication equipment and a quote from Hoosier Fire Equipment Inc. in the amount of \$43,732.70.

Motion CARRIED

**j. Disc Golf Course Project Payment Application #1 – Compton Inc.**

Iazzetto moved, Hannon supported, approving payment application #1 in the amount of \$75,053.60 to Compton Inc. for work at the Glassman Park disc golf course.

Motion CARRIED

**k. US-12 Water/Sewer Project Payment Application #9 - Pajay Inc.**

Iazzetto moved, Heit supported, approving payment application #9 in the amount of \$180,938.69. to Pajay Inc. and change order #4 for the US-12 Water/Sewer project.

Motion CARRIED

**l. Outdoor Assembly Permit – Levels**

Males moved, Heit supported, approving an Outdoor Assembly Permit for Levels at 11430 Holiday Drive, New Buffalo on November 28<sup>th</sup>, 2025 from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

**m. Outdoor Assembly Permit – Cookies**

Heit moved, Hannon supported, approving an Outdoor Assembly Permit for Cookies at 19001 US-12, New Buffalo on November 29<sup>th</sup>, 2025 from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

**n. Special Land Use Approval – Fatouros Media Inc.**

Males moved, Heit supported, granting final approval of a Special Land Use to Fatouros Media Inc to operate a Banquet Hall and Event Center at 16130 Red Arrow Hwy, Union Pier, Michigan 49129; being parcel number 11-13-0336-0002-02-2.

**CONDITIONS OF APPROVAL:**

1. Evidence of agreement to provide a minimum of 25 parking spaces within 500ft of the property. Copy of such agreement must be kept current with the Building & Zoning Department Administrator. Failure to provide such would be considered a violation of the approved SLU;
2. Applicant has provided an updated site plan that includes 6 parking spaces onsite with one handicapped accessible. Outdoor lighting must be done in accordance with New Buffalo Township Ordinances;
3. Applicant shall maintain current business license registration with the New Buffalo Township Building Department, which includes an annual Fire Code Inspection of the premises;
4. This SLU development agreement be promptly recorded with the Berrien County Register of Deeds and a copy of such recorded documents must be provided to the Township within 45 days;
5. The SLU is attached to and shall run with the land for which the permit is granted, and shall be binding upon, and inure to the benefit of, all subsequent owners and all occupants of the subject land.

Discussion was held.

Males moved, Heit supported, granting final approval of a Special Land Use to Fatouros Media Inc to operate a Banquet Hall and Event Center at 16130 Red Arrow Hwy, Union Pier, Michigan 49129; being parcel number 11-13-0336-0002-02-2.

**CONDITIONS OF APPROVAL:**

1. Evidence of agreement to provide a minimum of 25 parking spaces within 500ft of the property. Copy of such agreement must be kept current with the Building & Zoning Department Administrator. Failure to provide such would be considered a violation of the approved SLU;
2. Installation of 6 parking spaces onsite is complete, including one handicapped accessible parking space. Outdoor lighting must be done in accordance with New Buffalo Township Ordinances;
3. Applicant shall maintain current business license registration with the New Buffalo Township Building Department, which includes an annual Fire Code Inspection of the premises;

4. This SLU development agreement be promptly recorded with the Berrien County Register of Deeds and a copy of such recorded documents must be provided to the Township within 45 days;
5. The SLU is attached to and shall run with the land for which the permit is granted, and shall be binding upon, and inure to the benefit of, all subsequent owners and all occupants of the subject land.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
Iazzetto	<u>Yes</u>
Males	<u>Yes</u>

Motion            CARRIED

**9. BOARD COMMENTS**

- Township Hall will be closed on November 27<sup>th</sup> and November 28<sup>th</sup> for Thanksgiving.
- Tax bills will go out on December 1<sup>st</sup>, along with a Township Newsletter with updates from various departments.
- Wreaths Across America is accepting donations to place wreaths on veterans' graves at Pine Grove Cemetery. A ceremony will be held on December 13<sup>th</sup> at noon.

**10. ADJOURNMENT**

Heit moved, Iazzetto supported, adjourning at 5:00 p.m.

Motion            CARRIED

Submitted By:

  
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Michelle Hannon, Clerk  
New Buffalo Township